

Simple Approach



Estate Agents



**3 Victoria Close 40 Tay Street, Perth
Perthshire PH1 5TR**

Offers over £189,500

Simple Approach are delighted to offer this Unique Period Property with Immaculate Modern Interior to the Perthshire Market. This Two Bedroom First Floor Riverside Apartment boasts splendid aspects beside the River Tay and just a short two minute walk away from the Norrie Millar Walk, Kinnoull Church, Rodney Gardens and Kinnoull Hill and woodlands area. The apartment is placed between the two bridges on the River Tay in Perth, just a stone's throw away from local cafes, shops, restaurants, the Theatre, Concert Hall and both the North Inch and South Inch Parklands. It is situated in an ideal location for those commuting to Dundee, Pitlochry, Inverness, Edinburgh, Glasgow and Aberdeen. This property is set in the prestigious area of Tay Street, close to all local amenities found in the City Centre and we would strongly recommend arranging an early viewing to avoid disappointment.

Kitchen

8'9" x 9'3" (2.68 x 2.83)

Living Room

17'3" x 19'5" (5.27 x 5.92)

Bathroom

5'11" x 10'1" (1.82 x 3.08)

Bedroom

12'2" x 14'4" (3.72 x 4.38)

Dining Room

10'3" x 13'1".68'10" (3.14 x 4.21)

Utility

2'3" x 4'11" (0.71 x 1.50)

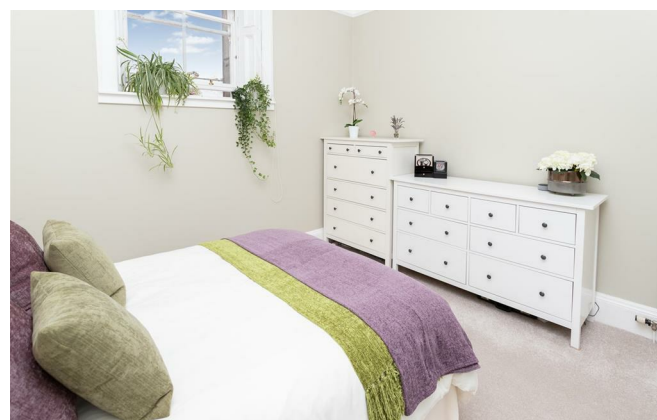
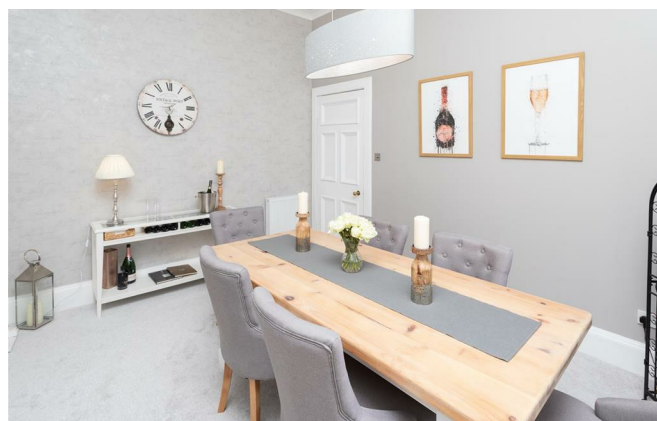
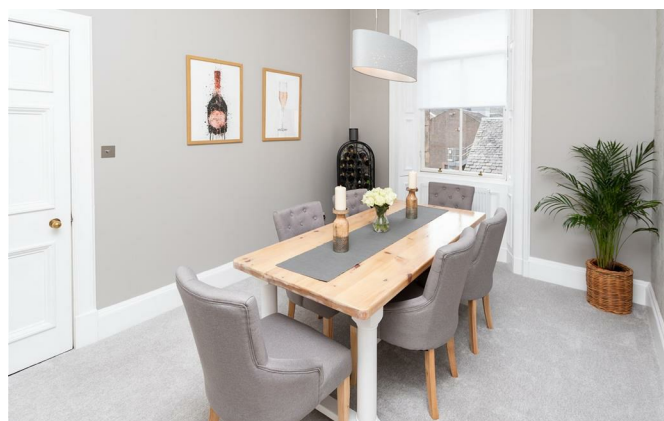
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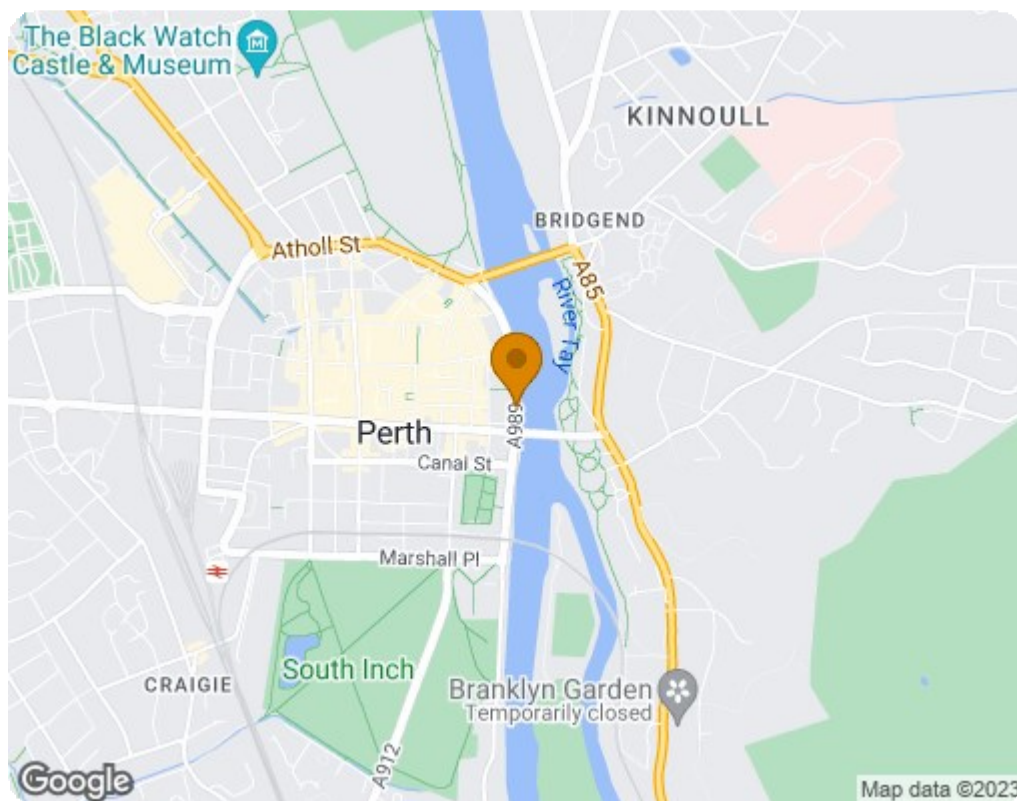
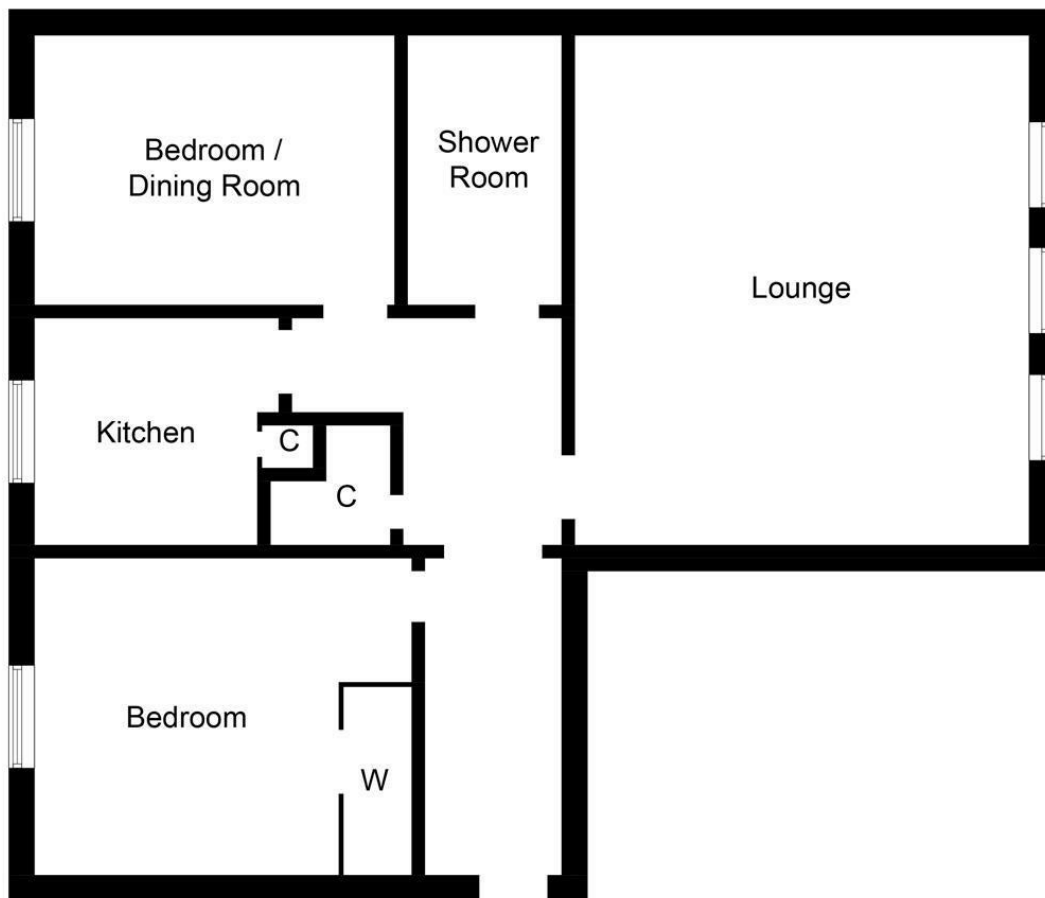
This property comes with a communal out door sitting area to enjoy those lazy sunny evenings with friends & family.





- Immaculate Modern Move In Condition
- Direct Views of The River Tay
- Quiet City Centre Location
- High Ceilings & All The Features of a Stone Built Property
- Spacious Rooms Throughout
- Ideal for Buyers Looking for a City Centre Retreat





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		